



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B04-26
APPLICANT/OWNER	Amarjot Thiara
ADDRESS	16 First Street
DATE OF DECISION	August 27, 2026

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent to sever land is:

- ☐ Approved
- ☐ Approved with conditions*
- ☒ Denied

The Committee has Denied the following consent to sever land to create three (3) new residential lots. The retained and severed lots are proposed to accommodate semi-detached dwellings.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Zoning By-law 2014-44
Lot 1 – Retained	8.0 m	457.2 m²	7.0 m Lot Frontage (min)* 250.0 m² Lot Area (min)*
Lot 2 – Severed	8.0 m	493.7 m²	7.0 m Lot Frontage (min)* 250.0 m² Lot Area (min)*
Lot 3 – Severed	9.1 m	608.9 m²	7.0 m Lot Frontage (min)* 250.0 m² Lot Area (min)*
Lot 4 – Severed	9.1 m	656.5 m²	7.0 m Lot Frontage (min)* 250.0 m² Lot Area (min)*

Note: Measurements are approximate, exact measurements to be determined by Ontario Land Surveyor.

REASONS:

1. The existing cross-section of First Street was not designed to accommodate intensified lot fabric through the severance of one lot into a total of four lots.
2. The existing cross-section of First Street is inadequate to accommodate the proposed lot fabric through the severance of one lot into a total of four lots.
3. There are unresolved concerns about lack of safe access along First Street both for future residents in the proposed development and for existing residents in the surrounding neighbourhood.
4. The long-term impact on the surrounding properties could be compromised due to the current design of the municipal road on First Street.
5. The proposed development fails to satisfy the criteria of Subsection 51(24) (i) of the *Planning Act* for the provision of adequate municipal services due to the current design of First Street.

EFFECT OF PUBLIC INPUT:

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on August 27, 2026.

We, the undersigned, acknowledge the above as being the decision of the Committee.



Pete Bowen



Ian Gordon

Kelly Smith

NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

The applicant, the Minister, a specified person or public body may appeal to the Ontario Land Tribunal against the decision of the Committee regarding these applications, or a condition of the Decisions, within 20 days of the Notice of Decision. An appeal to the Ontario Land Tribunal in respect to all or part of this Consent may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on September 20, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is

also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Consent.

Notice of this decision of the Committee of Adjustment was given on **August 31, 2026**.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that this is a true copy of the decision of the Committee of Adjustment for Application No. B04-26 rendered on August 27, 2026.

A handwritten signature in cursive script, appearing to read "L. Jackson", written in black ink.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment